



Lillington Avenue, Leamington Spa, CV32
Offers Over £625,000

Winkworth

for every step...







About the Property

Winkworth Leamington Spa is delighted to present this beautifully renovated four bedroom, one bathroom, family townhouse, set within an exclusive development on Lillington Avenue.

Offering 1,367 sq ft of stylish and versatile accommodation across three floors, 20 Broad Oak Court has been extensively modernised by the current owners to create a contemporary family home of exceptional quality. Perfectly positioned within easy reach of The Parade, excellent schools and Leamington Spa's renowned parks, this property combines elegant design with modern practicality.

Material Information:

Council Tax: Band E

Local Authority: Warwick District Council

Broadband: Ultrafast Broadband Available (Checked on Ofcom Sept 2025)

Mobile Coverage: Variable Coverage
(Checked on Ofcom Sept 2025)

Heating: Gas Central Heating

Listed: No

Tenure: Freehold







The Finer Details

Set within an exclusive, beautifully maintained contemporary development of just nine properties, this exceptional townhouse offers modern family living in one of Leamington Spa's most sought-after locations. Just a short distance from The Parade, a range of highly regarded schools, and the town's famous parks, the property combines elegance, practicality and a high-end finish throughout. Arranged across three floors, the home has been extensively renovated by the current owners to create a stylish and welcoming space, with superb attention to detail.

Upon arrival, a spacious entrance hall with a useful coat cupboard and separate downstairs WC sets the tone. To the front, a utility room (formerly the garage) provides excellent storage and practicality. The heart of the home is the stunning open-plan kitchen/dining room, remodelled to the highest standard with paneled feature walls, herringbone flooring and two sets of double doors flooding the space with natural light. A large central island with induction hobs and retractable extractor forms the focal point, complemented by integrated appliances including fridge/freezer and dishwasher.

On the first floor, a versatile fourth bedroom sits to the rear, currently used as a study/craft room, enjoying views over the pretty garden. Also on this floor is the impressive double reception room, spanning the full depth of the house. Bright and inviting, the room features front aspect windows, a rear Juliette balcony, bespoke shelving and desks, and a curved feature wall that creates a cosy yet elegant entertaining space.

The second floor hosts three further bedrooms: two generous doubles and a smaller fourth bedroom. The principal front aspect bedroom benefits from substantial built-in wardrobes. A sleek, contemporary family bathroom has been tastefully redesigned, offering a bath with shower, WC and washbasin.

Outside, the rear garden is attractively hard-landscaped with an extended patio, mature flower beds and a garden shed. Secluded and private, it is perfect for entertaining and can be accessed via dual double doors from the kitchen/diner. To the front, the property benefits from off-road parking for two cars.

The development is carefully maintained by the nine residents, with an annual gardener's service charge of approximately £160 and additional shared insurance of around £355 (circa £39 per property, per annum).





















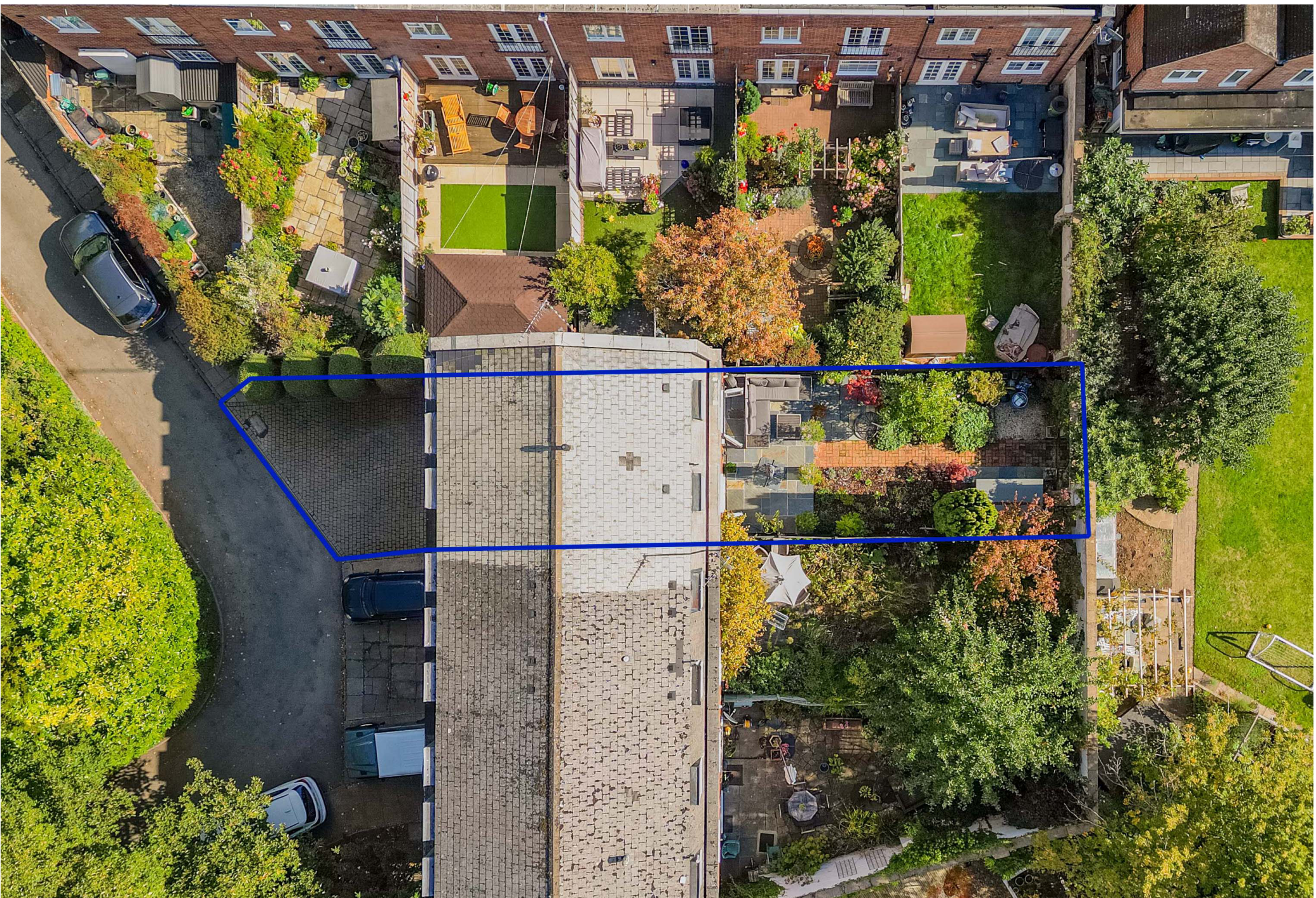














About the Area

Broad Oak Court is ideally positioned on sought-after Lil-lington Avenue, just a short walk from The Parade and the heart of Leamington Spa (0.8 miles), with its popular shops, restaurants and botanical gardens.

Several well-regarded schools are close by, including Arnold Lodge (0.3 miles) and Kingsley School (0.6 miles), both within walking distance. North Leamington School (0.8 miles), Warwick School (3 miles) and Kings High School for Girls (3.1 miles) are also within easy reach.

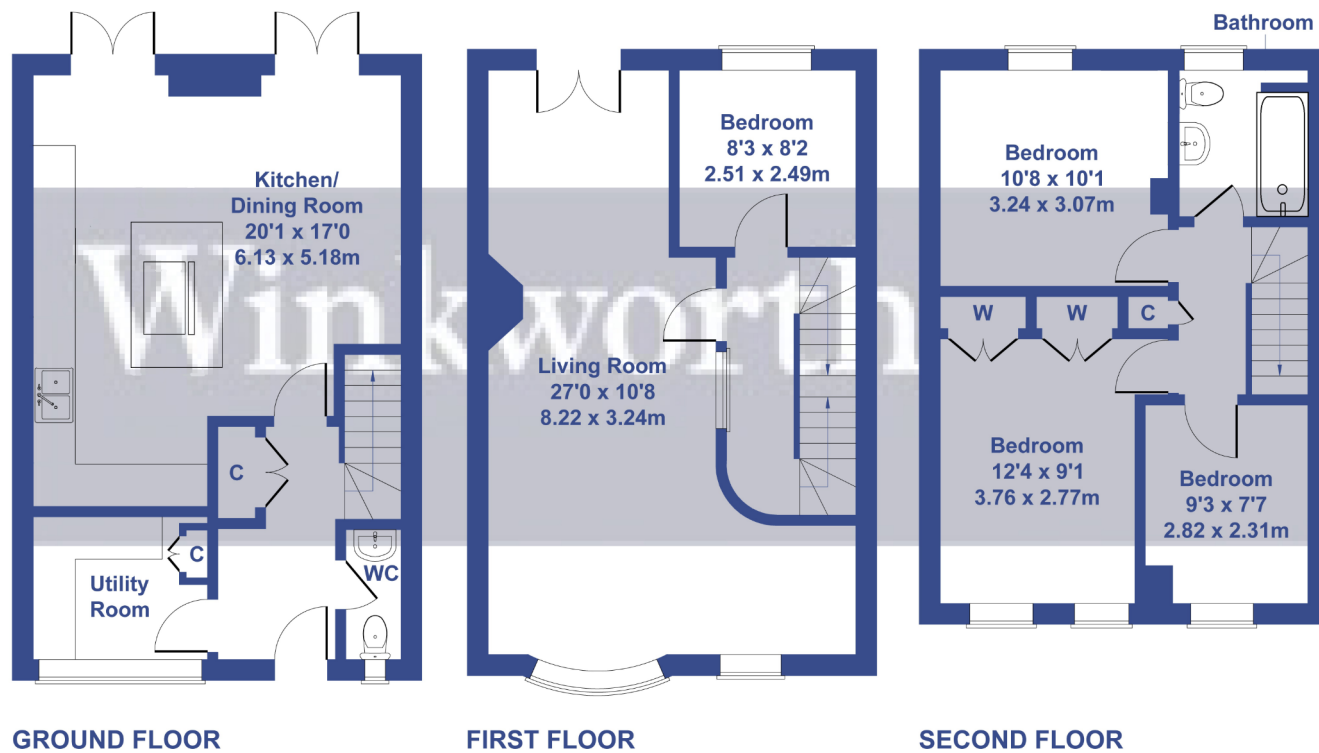
For leisure, Leamington Lawn Tennis & Squash Club on Guys Cliffe Avenue is less than a mile away, while Warwick Boat Club (2.7 miles) offers further sporting and social facilities nearby. Jephson Gardens (1 mile) and Leamington's renowned parks are also just a short stroll from the prop-erty.

Leamington Spa Train Station is 1.5 miles away (a 7-minute drive or 30-minute walk) and provides direct services to Lon-don Marylebone (from 1 hour 20 minutes) and Birmingham (from 33 minutes). The M40 motorway network can be ac-cessed at multiple junctions, making the property well placed for commuters.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-28	F		
1-20	G		

Broad Oak Court, Leamington Spa CV32

Approximate Gross Internal Area
1367 sq ft - 127 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.





Winkworth Leamington Spa
01926 956560

19 Denby Buildings, Regent Grove, Royal Leamington Spa, Warwickshire, CV32 4NY
leamingtonspa@winkworth.co.uk

Winkworth

for every step...